

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Ed Cochran
1002 Sunter Avenue
Baltimore, Maryland 21237

Re: Petition for Zoning Variance
CASE NUMBER: 90-363-A
NE/S of Sunter Avenue
(Proposed 1000 Sunter Avenue)
15th Election District - 7th Councilmanic
Petitioner(s): Ed Cochran
HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

Dear Mr. Cochran:

Please be advised that \$107.47 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

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Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:ys
cc: File

Baltimore County
Zoning Commissioner
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Towson, Maryland 21204
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J. Robert Haines
Zoning Commissioner

February 6, 1990

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BALTIMORE COUNTY, MARYLAND

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BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 22, 1990

THE JEFFERSONIAN.

S. Zabe Olson
Publisher

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BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

February 22, 1990

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #90-363-A - P.O. #0102703 - Reg. #M39828 - 71 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 23rd day of February 1990; that is to say, the same was inserted in the issues of Feb. 22, 1990

Kimbel Publication, Inc.
per Publisher.

By K.C. Kimbel

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

3/20/90

PUBLIC HEARING FEES

696 - POSTING SIGNS / ADVERTISING 1 X \$107.47

LAST NAME OF OWNER: COCHRAN

receipt
Account: R-001-6150
Number: 1800

90-363

119000572

QTY PRICE

1 X \$107.47

TOTAL: \$107.47

B 100*****10747** 2106F
Please make checks payable to: Baltimore County

Cashier Validation:

Memo Re:

APPLICATION FOR VARIANCE
157 COCHRAN

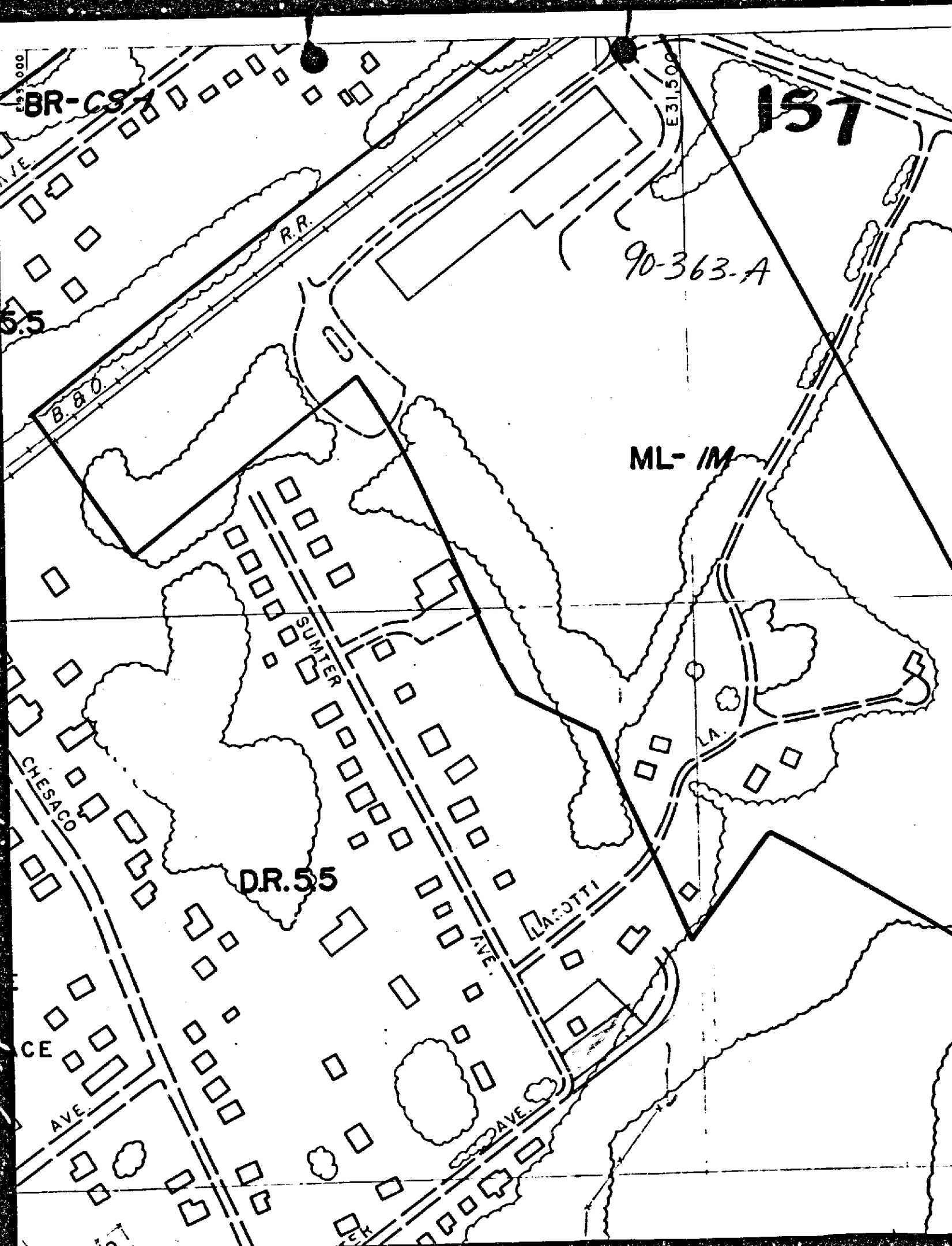
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AT THAT TIME THE LOT ON WHICH THE VARIANCE WAS SOUGHT, WAS DETERMINED TO BE UNDERSIZED IN AREA. (LESS THAN 6000 SQ. FT. IN A DRESS ZONE)

THE PETITIONER, WHO OWNED THE ADJACENT LOT ELECTED TO RESUBDIVIDE THE LOTS.

THIS WAS COMPLETED AND NEW SITE PLANS AND PROPERTY DESCRIPTION WERE PRESENTED JANUARY 10, 1990.

JOHN R. ALEXANDER.
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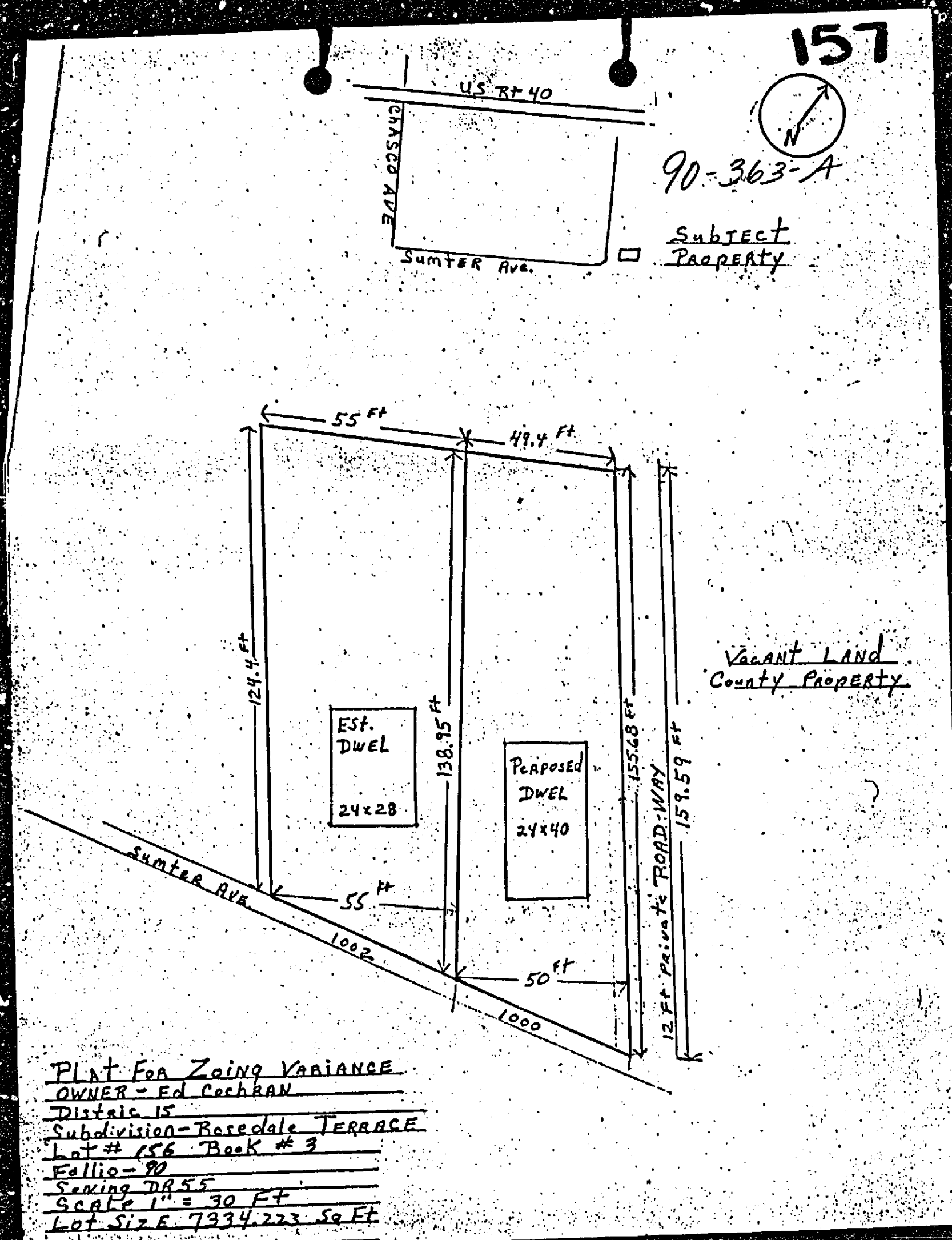
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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 13, 1990



Mr. Ed Cochran
1002 Sunter Avenue
Baltimore, MD 21237

RE: Item No. 157, Case No. 90-363-A
Petitioner: Ed Cochran
Petition for Zoning Variance

Dear Mr. Cochran:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning, action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
7th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Ed Cochran
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 1, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Ed Cochran, Item 157

The Petitioner requests a Variance to permit a 50 ft. front yard width at building front in lieu of 55 ft. width. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusions of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 07 1990

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account R-001-6150
Number
No 172

Date

11/03/87

HY000157

	QTY	PRICE
PUBLIC HEARING FEES		
01 - ZONING VARIANCE (IFL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: COCHRAN

8014*****35001A E038F
Please make checks payable to Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SFHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1989.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County
Fire Department
700 East Joppa Road, Suite 501
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

February 1, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ED COCHRAN
Location: NE/S OF SUNTER AVENUE
Item No.: 157
Zoning Agenda: FEBRUARY 6, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* 2-1-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 06 1990

Baltimore County
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NOTE: "PRINCE OF THE SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date. The hearing will be postponed, in the event of snow, telephone 887-5581 to confirm hearing date.
J. ROBERT HAINES
Zoning Commissioner
BALTIMORE COUNTY
2009 Feb. 22

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Number: 1800

90-363

119000572

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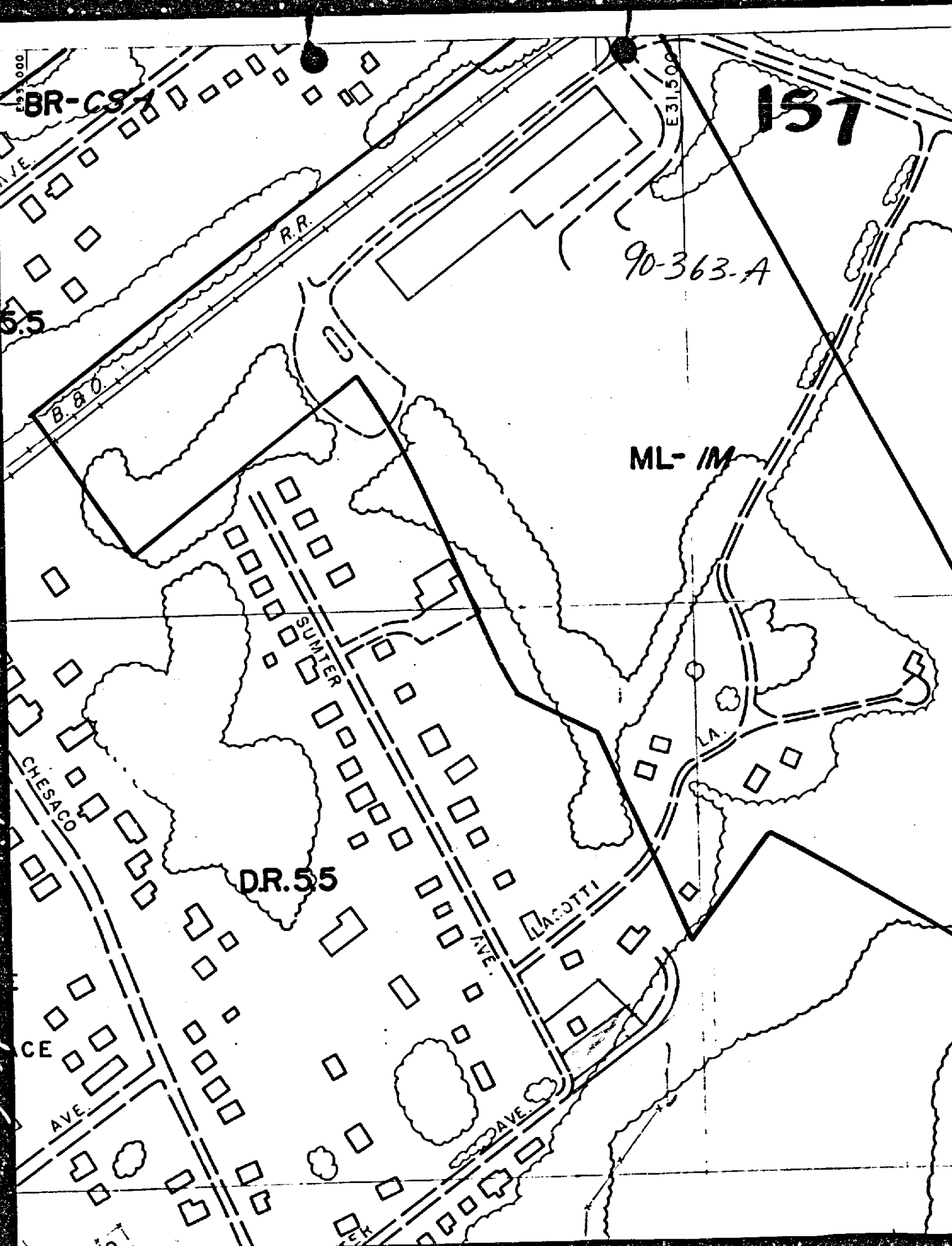
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LIBER 8373 PAGE 616

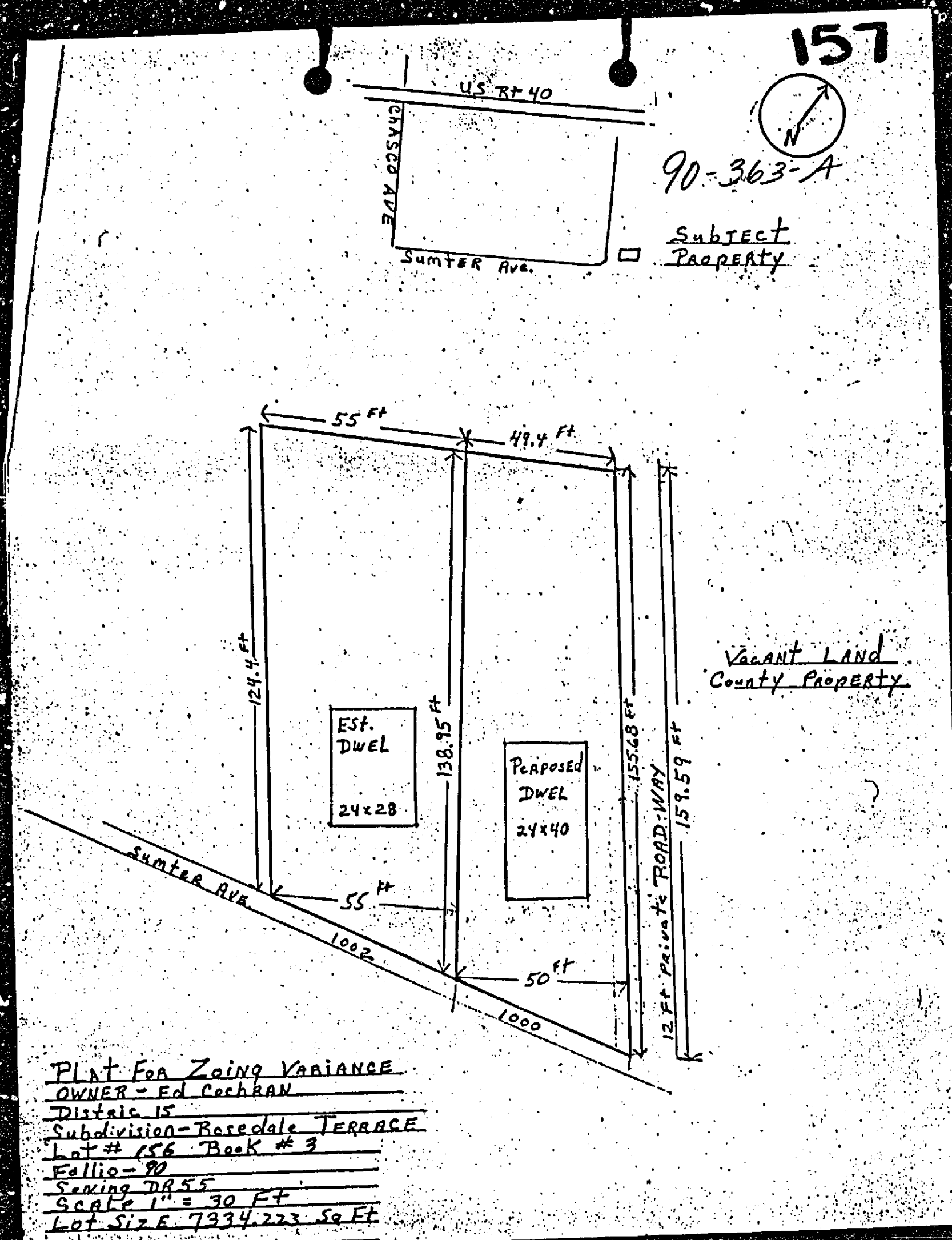
90-363-A

NO CONSIDERATION/NO TITLE EXAMINATION

THIS DEED, made this 20th day of December, 1989 by and between MARY E. GEPHARDT of the State of Maryland, County of Baltimore of the first part, and ED COCHRAN of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part doth grant and convey to the said party of the second part, his personal representatives/successors and assigns, in fee simple, all those parcels of ground situate in the State of Maryland, County of Baltimore and described as follows, that is to say:

BEING all that lot of ground lying on the northeast side of Sunter Avenue at a point one hundred sixty-eight and forty-three one-hundredths feet from the southernmost corner of Lot No. 156, as shown on Plat by Reding and Howard, dated March 1, 1910, thence south twenty degrees thirty minutes east along the northeast side of Sunter Avenue sixty-three and forty-seven one-hundredths feet to a pipe in the south side of a twelve foot private road laid out for the purpose of egress and ingress to the properties of Andrew Lang and wife, Marie Reinhardt, F.B. Reinhardt and Edward Reinhardt and wife and their heirs only but not for the benefit of their assigns, thence along said road in a northeasterly course one hundred and fifty-nine and fifty-nine one-hundredths feet to a point on the south side of said road; thence northwesterly fifty-three and seventy six one-hundredths feet to a point twelve feet past the southeasternmost corner of the land of Andrew Lang and wife; thence for a new line of division south forty-four degrees forty-seven minutes forty-six seconds one hundred forty and five one-hundredths feet to the place of beginning. Containing 0.186 acres, more or less. Being part of Lot No. 158 of Plan C



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 13, 1990



Dennis F. Rasmussen
County Executive

Mr. Ed Cochran
1002 Sunter Avenue
Baltimore, MD 21237

RE: Item No. 157, Case No. 90-363-A
Petitioner: Ed Cochran
Petition for Zoning Variance

Dear Mr. Cochran:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
7th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Ed Cochran

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 1, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Ed Cochran, Item 157

The Petitioner requests a Variance to permit a 50 ft. front yard width at building front in lieu of 55 ft. width. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.

- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusions of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 07 1990

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account R-001-6150
Number
No 172

Date

11/03/87

HY000157

	QTY	PRICE
PUBLIC HEARING FEES	1 X	\$35.00
010 - ZONING VARIANCE (IFL)	1 X	\$35.00
TOTAL:		\$70.00

LAST NAME OF OWNER: COCHRAN

8014*****35001A E035F
Please make checks payable to Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SFHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1989.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County
Fire Department
700 East Joppa Road, Suite 501
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

February 1, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ED COCHRAN
Location: NE/S OF SUNTER AVENUE
Item No.: 157
Zoning Agenda: FEBRUARY 6, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* 2-1-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 06 1990